

**To:** Honorable Mayor Price and Members of the City Council

**cc:** Denis Fitzgibbons, City Attorney  
City Manager's Executive Management Team

**From:** Gregory E. Rose, City Manager

**Date:** November 26, 2014

**RE:** City Manager Report

### **ACTIVITIES and EVENT**

**City Hall Closed for Thanksgiving:** City Hall is closed Thursday, November 27, in observance of Thanksgiving. Normal business hours resume Monday at 7 a.m.

### **GENERAL INFORMATION**

**2040 Vision Steering Committee:** In the coming weeks, the information gathered from the 2040 Vision forums will be compiled for review by the Steering Committee. Based on the public's input, the Steering Committee will begin to develop key issues to be considered during the development of the 2040 Vision Plan.

**Current City Recruitments:** Please click on the following link,  
<http://www.maricopa-az.gov/web/jobs-portal> .

### **Economic Development**

- **Small Business Saturday:** Economic Development staff is encouraging residents to take part in Small Business Saturday on November 29 and help support businesses in the community. Small Business Saturday is a nationwide event that helps local businesses compete with major retailers and online stores during the holiday season. Information will be shared on the Maricopa Matters Facebook and Twitter pages and in the monthly e-newsletter. To learn more about this local event visit [shopsmall.com](http://shopsmall.com).
- **ACA Rural Economic Development Grant:** The City has been awarded a \$250,000 Rural Economic Development Grant by the Arizona Commerce Authority. The grant will help fund the construction of the Edison Road extension through the Estrella Gin Business Park site to State Route 238. City Council will consider authorizing the grant agreement during its December 2 meeting.
- **Business Licensing Project:** Staff will present proposed business regulations for the following three special business types during the December

- 16 City Council Work Session: (1) Massage Establishments, (2) Off Track Betting Establishments, and (3) Tattoo and/or Body Piercing Establishments.
- **Copper Sky Commercial Site RSOQ:** Per City Council direction, a Request for Statement of Qualifications has been issued seeking a development partner for the City's 18-acre Copper Sky Commercial Site. Located adjacent to the Copper Sky Recreation Complex, it offers great visibility and more than 1,100 feet of frontage on SR 347, Maricopa's main retail corridor and north-south connection to I-10 and I-8. [Click here for more information.](#)
  - **Holiday Signage Program:** During the December 2 City Council Regular Meeting, staff will seek Council approval to re-authorize the Holiday Signage Program. The program would run from December 3 to January 5 and is intended to allow businesses to display additional signage, absent of a permit, during the holiday season. The purpose is to provide greater visibility for local businesses and promote a festive shopping atmosphere.
  - **Maricopa Center for Entrepreneurship:** Maricopa High School is hosting Maricopa Shark Tank on Wednesday, December 10 from 5-9 p.m. Seventy-five teams of MHS students will compete to win investments for their business ideas. MCE is one of the investors and is offering a one-year client relationship including business counseling, workspace, and help with the application for a Start Up Loan (\$2,500 to \$25,000). For more information, visit [maricopainnovates.com](http://maricopainnovates.com).
  - **Estrella Gin Business Park:** The Boyer Company, the City's development partner for the Estrella Gin Business Park, and brokerage firm Cassidy Turley have started to market the property for lease and build-to-suit opportunities. The business park is planned for development with a mix of office space, flex/manufacturing, and warehouse/distribution. Please see the attached marketing brochure for more information.
  - **New Businesses:** Since the last report, the City received new business license applications from three home-based businesses, one business that will have a commercial storefront location and two out-of-town businesses that will be doing business in Maricopa.

### **Development Services**

**Air Quality Nonattainment, Cowtown Monitor:** On November 12, Pinal County Air Quality Department Director Mike Sundblom gave an update on air quality issues to the County Board of Supervisors. Of particular interest to Maricopa was the new test sample site monitor located off of White and Parker Road that monitors PM10 and PM2.5 particles similar to the existing Cowtown monitor. The new site is on city property. The latest data from this monitor shows a similarity of concentrations and sources, and a preliminary indication that both sites are similar. If this trend continues, the Cowtown monitor site can be replaced permanently by this site with

approval from EPA. It is expected that EPA will finalize the comparative measurement process by July 2015.

### **Planning**

- **City-Initiated Rezoning:** With the new Zoning Code approaching its effective date of December 6, the City will be in a stage of transition between existing zoning districts and new zoning districts within the new code. With this transition stage, staff and the city attorney have analyzed several zoning request scenarios that may have implications for the City's zoning, economic, and development processes. In response to this, the planning division is in the process of developing a plan to initiate a city-wide rezoning application to rezone city-owned properties, and is reaching out to major institutions of the City and private property owners who would like to participate. Staff will bring a presentation on this topic to the Council work session on January 20.
- Kazi Haque, Zoning Administrator, passed the AICP exam and is now a Certified Planner. This is a very big accomplishment and Kazi is to be commended for successfully passing this difficult exam.

### **Transportation/Transit**

- Staff was interviewed by a reporter from InMaricopa.com regarding the ridership, successes, and challenges with the COMET Program. Some of the program highlights included approval of funding by Arizona Department of Transportation (ADOT) for the purchase of three new vehicles to expand the service, the Special Summer Shuttle of 2014, and several charter service events during the last year, such as the Salsa Festival, Special New Year's Eve Shuttle, and the Great American Fourth.
- The ADOT internal delays incurred in the purchase of new transit vehicles has been overcome and ADOT will place the order next week.
- The contract for the tentative consultant to complete the Regional Transportation Plan 2015 Update will go before Council on December 1 for approval, following a brief presentation on the need and reasons for the study.
- Staff is working on coordination with Maricopa Association of Governments (MAG) to arrange for Bob Hazlett of MAG to present the MAG Hidden Valley Framework Study at the December 16 Council work session, in conjunction with other regional transportation study effort presentations.
- COMET ridership for the week ending November 21: 24 passengers, 40 trips.

### **Public Works**

#### **Capital Projects**

- **Honeycutt Road Widening Project:** Work continues on the widening of Honeycutt Road to four lanes and the installation of curb, gutter, and sidewalk on the south side from White and Parker Road to Porter Road. Construction had been on hold pending ADEQ inspection and approval of the waterline; staff received ADEQ approval the end of last week. Staff anticipates construction

- will resume the second week in December, with approximately five months remaining until construction is complete.
- **Vehicle Feedback Signs:** Installation of speed feedback signs began this week. Receipt and installation of sign materials is anticipated the third week in December. Once completed, speed feedback signs will be in the areas of Santa Rosa, Maricopa, and Butterfield Elementary Schools.
  - **Copper Sky Recreation Center and Regional Park:** Haydon Building Corps has completed the installation of the screen wall for the parking lot. Only minor cleaning and adjustments remain. CORE has begun construction on the extension of the reception counter, utilizing contingency funds remaining from the construction of the Multigeneration Center. Work will be completed before the end of the calendar year.
  - **Public Works/Fleet/Fire Building:** Negotiations are nearly finished for the guaranteed maximum price construction contract. Staff anticipates seeking Council approval of the contract on December 16.
  - **Copper Sky Police Substation:** Design is underway, nearing 30 percent completion. Design has been increased to allow for the installation of an Emergency Operation Center. Staff conducted initial evaluations of Construction Manager at Risk statements of qualifications on November 10. Interviews are scheduled for December 8.
  - **Edison Road Improvements:** Design is nearing 60 percent completion. Staff will be conducting initial evaluations of Construction Manager at Risk statements of qualifications next week.

### **Engineering**

- Review continues of plans for Eagle Shadow Phase 2A, the Public Works Building, and Cortona final plat. Approximately ten construction plans, permit applications, plat, and pre-plat applications are in for review.
- The second review of plans for Sun Life Family Health is complete and has been returned to the architect.

### **Street Maintenance**

- Graded eight miles of dirt roads.
- Sprayed weed killer and pre-emergent at Fire Stations 571, along Honeycutt Road, and Maricopa-Casa Grande Highway medians.
- Removed tree hanging over wall on Hiller Road outside of the Rancho El Dorado subdivision.
- Cleaned dirt and debris from sidewalks and trimmed trees on State Route 347 south of the railroad tracks.
- Assisted Community Services department with moving a forty-foot storage container from Pacana Park to Copper Sky Recreation Complex.
- Staff attended the Health Fair at Copper Sky and assisted with cleanup.
- Installed banner posts on State Route 347 for Merry Copa Festival.

## **Community Services News**

### **Recreation, Fitness, Aquatics, and Programs**

- Copper Sky is hosting a special Zumba Event called “Wobble till you Gobble.” To attend this two hour class, participants must bring in two cans of food to donate to the local Maricopa Food Drive. The event is scheduled for November 26 from 10 a.m.-noon in the Copper Sky Gymnasium. You do not need to be a member to participate in this event.
- Copper Sky is excited to host Parents Night Out on December 19, from 5-9 p.m. Parents can register to drop their children off to go holiday shopping or enjoy a night out on the town! There is a \$15 fee for each child. A \$10 discount will be applied for three or more children. Registration is required and you do not need to be a member of Copper Sky to participate.
- Membership and Visit Stats: Total memberships: 5,440; family memberships: 3,356; punch passes: 415; Ak-Chin memberships: 295; Silver Sneakers memberships, 98; senior couple memberships: 177; senior memberships: 106; one adult memberships: 363; two adult memberships, 447; youth/student memberships: 200.
- Cardio equipment usage: 7,500 miles and 1,200 hours over the week.
- Members performed over 4,000 cardio workouts and 4,500 plus resistance training workouts in the last week. Over 850 participated in group exercise classes.
- Copper Sky now offers massages! After just one week of operation, bookings have been filling up.
- Child Watch had 325 children in their care this week.
- On Tuesday, November 25, staff will hold an introductory meeting for Youth Council.
- Registration for the winter season will start Tuesday, December 2. All classes will start the first week of January.
- Marge Kavanagh is the first participant of the volunteer exchange program at Copper Sky. For more information on this program, contact the front desk.
- For the fall season there are a total of 353 participants registered for a variety of enrichment programs.
- The competition pool is consistently heated to the 82-83 degree range and is covered every night by lifeguard staff.
- The mandatory Aquatics Staff In-service Training was successful with 20 staff participating in refining conditioning, chair jumps, back boarding, and rescues. This was a great opportunity to address any questions and concerns with policies and procedures as well.
- Winter visitors continue to dominate the early lap swim hours which is averaging 5-8 swimmers.



- The Swim Team has 27 members. Membership is expected to increase in January when the fee schedule changes to monthly dues. This change will be advertised in the upcoming PLAY Maricopa magazine.
- Staff hosted player evaluations for 13-16 year olds for the upcoming flag football season.
- The fourth week of the Adult Softball season has begun. The program is running smoothly.

### **Library**

Door Count: 5,831 (people who used the library facility last week); circulation: 3,313 (items checked out); new cards issued: 61, items added to the collection: 182; attendance: 267 (people who attended library programs last week).

- **North Pole Village:** The library invites everyone to view the wonderful North Pole Village. The detailed houses feature Santa's workshop and a cityscape with various attractions for young and old. Thank you to former Maricopa resident Donna Rhodes for her generous donation of this marvelous village. The estimated value of her donation is between \$3,000 and \$7,000. The Christmas tree features handmade ornaments by Donna Kerr. The display will be featured through the New Year.
- **Angel Tree:** There is a F.O.R. Maricopa Angel Tree at the library. Angel trees give all of us an opportunity to provide gifts for children in our community who are in need. Please bring unwrapped gifts to the library by December 13. For further information, contact Jim Crowe at (520)568-1530.
- **Visit with Mr. and Mrs. Claus:** Mr. and Mrs. Claus will be coming to the library on Monday, December 15 from 5-6:30 p.m. for pictures with children. Please bring an unwrapped book to donate. There will be snacks and crafts.

### **Holiday Schedule**

- **Thursday and Friday, November 27 and 28,** the library will be closed for Thanksgiving.
- **Saturday, November 29,** the library resumes normal business hours.

### **Library Programs**

- **Monday, December 1,** 3-5 p.m. Résumé Workshop and Review from 5-7 p.m. You must attend the workshop and make an appointment in order to receive the one-on-one résumé review afterwards.
- **Tuesday, December 2,** 9:30 and 10:15 a.m. Preschool Storytime. Discover new stories, rhymes, flannel boards, and songs in this active, full-filled, half-hour program designed to help build early literacy skills.
- **Tuesday, December 2,** 1:30 p.m. Friends of the Maricopa Public Library host an open discussion with coffee and refreshments. All are welcome.
- **Tuesday, December 2,** 3:30 p.m. Tale Waggers. Come read to P.J. the Dog. This program is for struggling readers and animal lovers.

- **Wednesday, December 3**, 9 a.m., 11:15 a.m., and 2:15 p.m. Fun Van (advance registration required). Kids play and learn while parents and caregivers meet to discuss parenting skills.
- **Thursday, December 4**, 9:10 a.m. Lapsit for parents and children aged 0-12 months. Early learning fun with rhymes, bounces, songs and stories.
- **Thursday, December 4**, 9:30 a.m. Movers and Shakers Storytime. Explore early literacy with books, finger plays, stories and songs just for toddlers one to three years old with an adult.
- **Thursday, December 4**, 3:45 p.m. School Age Storytime. Stories are interactive and the craft is great fun.
- **Thursday, December 4**, 5 p.m. Computer Basics Series.

### **Parks**

- **Copper Sky**
  - Routine landscape and turf maintenance.
  - Routine trash and litter pick up throughout park.
  - Routine ball field maintenance.
  - Started putting up holiday lights.
  - Trout was stocked at lake.
- **Lexington**
  - Routine landscape and turf maintenance.
- **Pacana**
  - Routine landscape, turf, and ball field maintenance.
  - Routine trash and litter pick up throughout park.
  - All fields are currently closed for maintenance.
  - The irrigation system was down this past week. Staff worked with Glennwilde HOA to schedule repairs. The system is operating again.

### **Special Events & Marketing**

- **Merry Copa:** Playlists for 3 out of 6 performing groups have been received; website information is <http://www.maricopa-az.gov/web/merry-copa>. Copper Sky staff volunteers have received a detailed outline of responsibilities and specific tasks. To date there are 32 confirmed vendors. Staff continues to work with vendors to answer questions and address concerns and to refine the event timeline. Presale tickets are available December 1 and 2 at Copper Sky and City Hall from 10 a.m.-2 p.m. and 5-6 p.m. at both locations. Event Prices: \$3.00 rink; \$3.00 snow zone or \$5.00 for both/\$15.00 for 4; \$1.00 hot chocolate; \$1.00 cookie decorating; \$5.00 parking.
- **Holiday Homes on Parade:** Registration is open until November 26, 6 p.m. To date 26 homes are registered. Any staff interested in judging, please contact [Niesha.Whitman@maricopa-az.gov](mailto:Niesha.Whitman@maricopa-az.gov) to get additional judging information.

Judging takes place December 8-18. The PRL committee will also take part in the judging on December 15 at 6 p.m.

### **Police Department**

- **Rifle Qualification:** November 21, all required personnel with the Police Department took part in the annual rifle qualification. The rifle qualification is required for officers that carry a rifle while on patrol, and it is established to ensure that the officers are proficient at deployment of this weapon.
- **Tip a Cop:** November 24, members of the Maricopa Police Department were present at Native New Yorker to hold the Tip a Cop program. Tip a Cop is a fundraiser that accepts donations from citizens to help fund the Shop with a Cop program. The third annual Shop with a Cop event will be held at Walmart December 13.
- **Holiday DUI Kickoff:** November 25, MPD participated in the Holiday DUI Kickoff sponsored by the Governor's Office of Highway Safety. The kickoff press conference held at the Arizona State Capital is a collaborative effort established to help stem DUIs during the upcoming holiday season.
- **CGCC LETA:** November 25, Chief Steve Stahl participated in the Chandler-Gilbert Community College Law Enforcement Training Academy. Chief Stahl was present for the graduation ceremony of men and women as they became certified Arizona Peace Officers. The department utilizes the resources provided by CGCC LETA in an attempt to recruit the highest quality applicants.
- **Upcoming Event:** December 1-3, members of the Maricopa Police Department will host assessors from the Commission on Accreditation for Law Enforcement Agencies (CALEA). CALEA will send two assessors for a site examination and policy inspection. The on-site visit is the culmination of MPD's efforts to seek national accreditation among law enforcement agencies.
- **Upcoming Event:** December 2, Police Department members will be present at the first County Attorney and Chiefs of Police Annual Meeting with the Maricopa County Attorney's Office. The yearly meeting will allow the attorney's office and police departments to share vital information to protect the community and continue to maintain effective working relationships.

### **Fire Department**

#### **Community Outreach, Public Safety Events, and Fire Prevention**

- **Community Outreach:** November 19, Fire Department Administrative Staff and other personnel participated in the City's Health Fair at Copper Sky. All participants seemed to enjoy the day and to feel like it was an enormous success.
- **School Safety Talks:** For the week of November 19-25, Maricopa Fire Department crews conducted school fire and safety (FirePals) programs at various Maricopa schools.



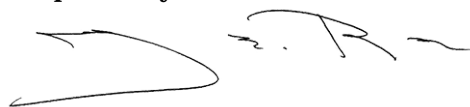
- **Fire Department Activities:** Maricopa Fire Department crews participated in quarterly training drills conducted at the Chandler Fire Training Center during the week, with more training in the weeks to come. On November 21, L571 members attended Ladder Company training at the Tempe Training Center. Prior to attending the training, the crew stopped at Phoenix Children's Hospital to present a sick Maricopa resident with a teddy bear and to cheer her up. The teddy bear and the visit were successful in bringing some happiness to the patient and her family. The department continues to send prayers and well wishes to the family.

### **Emergency Calls**

Maricopa Fire Department responded to a total of 68 requests for emergency assistance this week, with 50 calls being medical in nature.

- **Snake Removal:** Maricopa fire crews responded to only one request for a snake removal. Crews were able to relocate the snake to the desert.
- **Motor Vehicle Accidents:** Crews responded to two motor vehicle accident calls resulting in minor injuries.
- **False Fire Alarms:** Maricopa fire crews responded to eleven alarm activations. With the exception of one, they turned out to be false alarms or malfunctioning detectors.
- **EMS calls:** Maricopa paramedics responded to 50 requests for EMS service during the week.
- **Fires:** Maricopa fire crews responded to three fires during the week. One was a rubbish fire which was extinguished by L571. Crews responded to an alarm activation and upon arrival found no one in the home. Light smoke could be seen in the home. Upon entering, E575 crew found food burning on the stove. There was no structural damage to the home or any of its contents. The third fire a chimney fire and E572 crew was the first to arrive. The crew was able to locate, extinguish, and ensure that no fire spread occurred. There was minimal damage to the home and roof. The homeowner expressed gratitude for the rapid response and swift incident mitigation.

Respectfully submitted,



---

Gregory E. Rose, ICMA-CM  
City Manager

# ESTRELLA GIN

## BUSINESS PARK

DELIVERABLE 3RD QTR 2015

NWC GARVEY AVE &  
N ROOSEVELT AVE  
MARICOPA, ARIZONA



AVAILABLE FOR LEASE OR BUILD TO SUIT  
± 50 ACRES - MIXED USE BUSINESS PARK

**Andy Markham, SIOR**  
Executive Managing Director  
602.224.4408  
[Andy.Markham@cassidy-turley.com](mailto:Andy.Markham@cassidy-turley.com)

**Marc Tuite**  
Vice President  
602-224-4478  
[Marc.Tuite@cassidy-turley.com](mailto:Marc.Tuite@cassidy-turley.com)

**Charles Hall**  
Senior Vice President  
602-224-4455  
[Charles.Hall@cassidy-turley.com](mailto:Charles.Hall@cassidy-turley.com)

2375 E. Camelback Rd, Suite 300  
Phoenix, Arizona 85016  
ph: 602.954.9000  
fx: 602.468.8588  
[www.cassidy-turley.com](http://www.cassidy-turley.com)

**Cassidy  
Turley** Commercial  
Real Estate Services



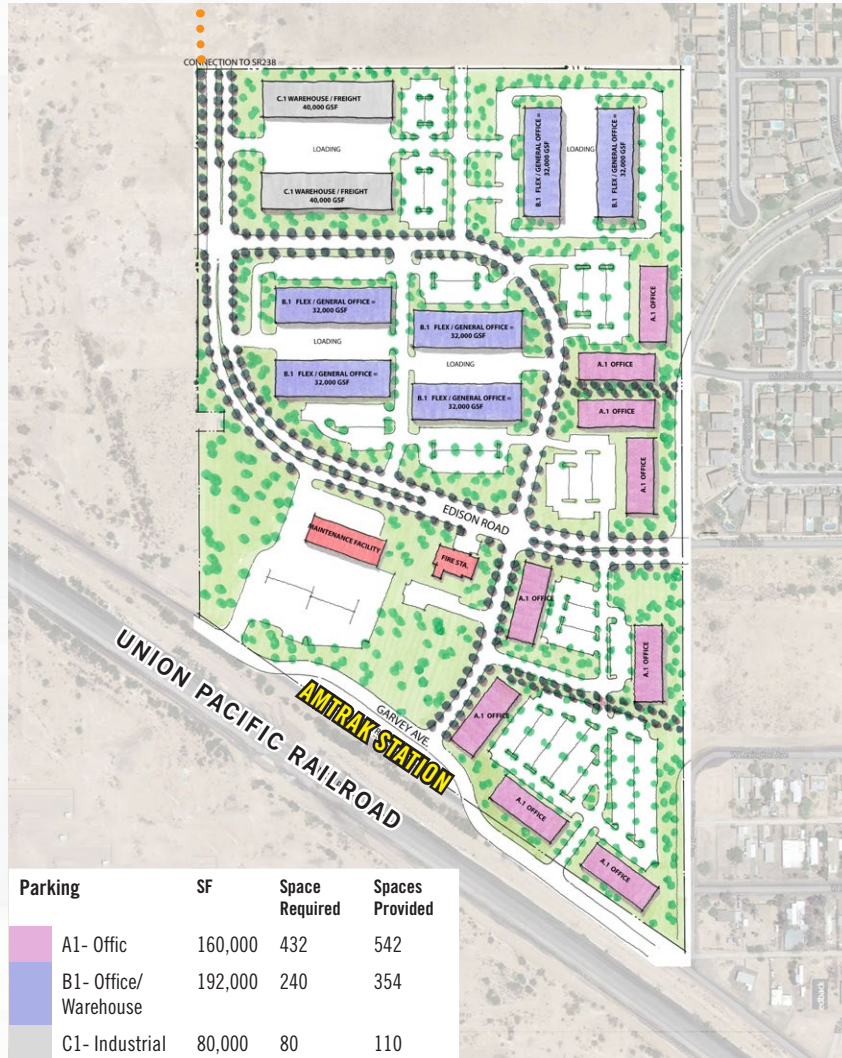


# ESTRELLA GIN

## BUSINESS PARK

NWC GARVEY AVE & N ROOSEVELT AVE MARICOPA, AZ

### Conceptual Site Plan



### PROJECT FEATURES

- ±50 Acre Development
- 3 product types
- Build to suit opportunities

### Flex/Manufacturing Building:

- Total Building Area: ±192,000 SF (divisible)
- Clear Height: 26'
- Parking: 1.8/1,000 (Expandable)
- Loading: Grade Level Doors
- Concrete truck court
- Tilt construction
- Divisible
- Actual density, site plan/product types, can change due to activity

### Warehouse/Distribution Building:

- Total Building Area: ±80,000 SF (adjustable based on need)
- Clear Height: 28'
- Parking: 1.4/1,000 (Expandable)
- Loading: Grade Level Doors
- ESFR
- Concrete truck court
- Tilt construction
- Divisible

### Office Buildings:

- Total Building Area: ±160,000 SF (adjustable based on need)
- Parking: 3.4/1,000 (Expandable)
- Divisible





# ESTRELLA GIN BUSINESS PARK

SITE

EDISON RD

Currently in design phase,  
delivery approx. 3Q15



SMITH ENKE RD

238

GREEN RD

W EDISON RD

AMTRAK STATION  
UNION PACIFIC RAILROAD

N ROOSEVELT AVE

GARVEY AVE

W MCDAVID RD

347



# ESTRELLA GIN

## BUSINESS PARK

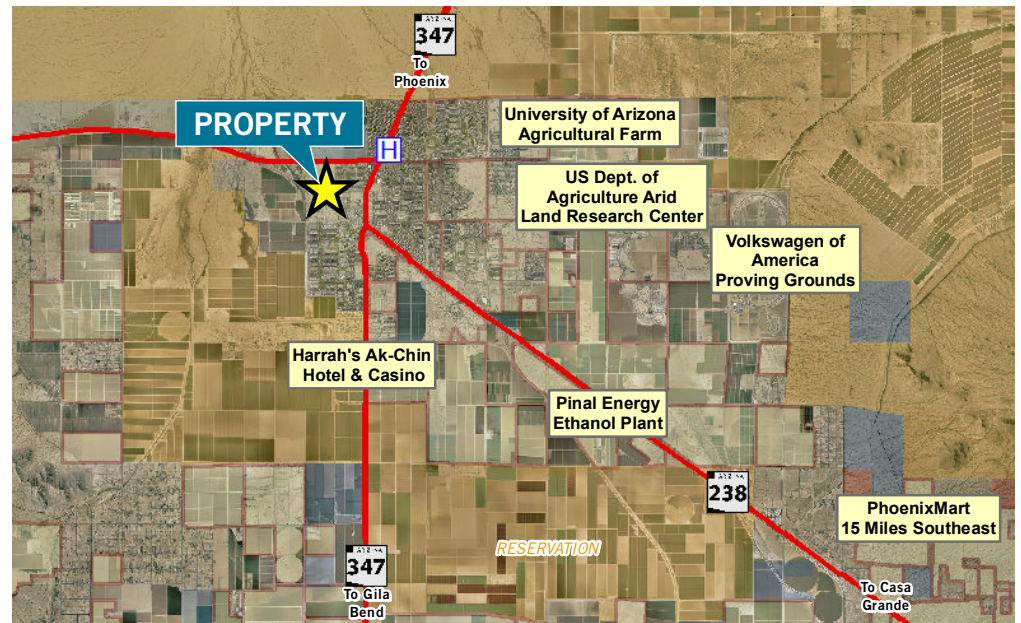
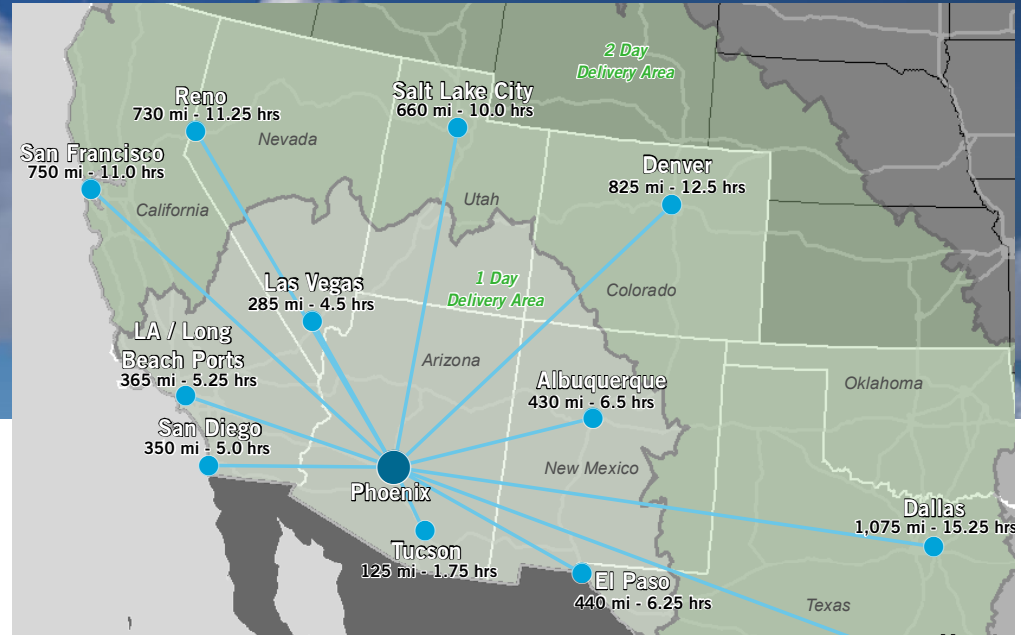
NWC GARVEY AVE & N ROOSEVELT AVE MARICOPA, AZ

### Maricopa Overview

- Maricopa has been Arizona's fastest growing community since incorporating in October 2003. Over the last decade, it has transformed from a quiet town of under 2,000 residents to a bustling city of more than 45,000. New residents continue to be drawn by Maricopa's convenient access to Greater Phoenix (just 20 minutes south of Phoenix), family-oriented ambiance, affordable housing and community safety.
- The City is home to the University of Arizona's Maricopa Agricultural Center, USDA Arid-Land Agricultural Research Center, Volkswagen's North American Proving Grounds, and Pinal Energy Ethanol Plant. This year, Central Arizona College opened the first phase of its 217-acre Maricopa Campus.
- Maricopa is a business-friendly municipality with a One Stop Shop Development Center, a Fast Track Permitting Program, and an aggressive economic development strategy. The community offers a large supply of development ready sites and a highly skilled workforce.

### Maricopa At A Glance

Population: 42,642    Median Price -Single-Family Homes: \$155,876  
 Median Age: 31.3    Median Price - Single-Family Resale Homes: \$138,000  
 Labor Force: 9,704    \*Census information from: [www.gpec.org](http://www.gpec.org)



**Andy Markham, SIOR**  
 Executive Managing Director  
 602.224.4408  
[Andy.Markham@cassidytruley.com](mailto:Andy.Markham@cassidytruley.com)

**Marc Tuite**  
 Vice President  
 602-224-4478  
[Marc.Tuite@cassidytruley.com](mailto:Marc.Tuite@cassidytruley.com)

**Charles Hall**  
 Senior Vice President  
 602-224-4455  
[Charles.Hall@cassidytruley.com](mailto:Charles.Hall@cassidytruley.com)

2375 E. Camelback Rd, Suite 300  
 Phoenix, Arizona 85016  
 ph: 602.954.9000  
 fx: 602.468.8588  
[www.cassidytruley.com](http://www.cassidytruley.com)

**Cassidy  
 Turley** Commercial  
 Real Estate Services

**BOYER**